

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>00-157</u>	<u>D & G PROPERTIES, INC. & MERLE L. JACKSON</u>
<u>01-408</u>	<u>SUPERIOR DEVELOPERS CORP.</u>
<u>02-149</u>	<u>MARK H. SCHOFIELD</u>
<u>02-060</u>	<u>IGLESIA CASA DE ADORACION, INC.</u> FKA 01-266
<u>02-305</u>	<u>H. R. REALTY & INVESTMENTS, INC.</u>
<u>03-162</u>	<u>F.V. CONSTRUCTION CORP.</u>
<u>03-245</u>	<u>SUPERIOR DEVELOPERS CORP.</u>
<u>03-252</u>	<u>SPECIAL HOMES CORP.</u>
<u>03-262</u>	<u>SUMMERVILLE DEVELOPMENT, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 11/17/03 TO THIS DATE:

HEARING NO. 03-11-CZ15-2 (02-149)

24-56-39
Council Area 15
Comm. Dist. 8

APPLICANT: MARK H. SCHOFIELD

- (1) UNUSUAL USE to permit a mobile home as a watchman's quarters.
- (2) Applicant is requesting to permit a lot area of 1.29 acres (5 acres required) and lot frontage of 165.82' (200' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Survey for Mark Schofield," as prepared by Gary B. Castel, Surveying and dated 4/18/02.

SUBJECT PROPERTY: The north ½ of the SE ¼ of the SE ¼ of the NW ¼ of the NE ¼, all in Section 24, Township 56 South, Range 39 East, less the east 25' for right-of-way.

LOCATION: 23520 S.W. 119 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.29 gross acres

PRESENT ZONING: AU (Agricultural – Residential)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 11/17/03 TO THIS DATE:

HEARING NO. 03-11-CZ15-5 (03-252)

3-57-39
Council Area 15
Comm. Dist. 9

APPLICANT: SPECIAL HOMES CORP.

- (1) Applicant is requesting to permit residential lots with frontages varying from 71.15' to 71.37'. (75' required).
- (2) Applicant is requesting to permit residential lots with lot areas varying from 6,248 sq. ft. to 7,040 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Special Homes Corp.," as prepared by Tri-County Engineering, Inc. and dated received August 20, 2003 and consisting of 5 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the NW¼ of the SE¼ of the SW¼, less the north 96' in Section 3, Township 57 South, Range 39 East.

LOCATION: The Northeast corner of S.W. 294 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.27 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/9/03 TO THIS DATE:

HEARING NO. 02-1-CZ15-5 (02-60 F/K/A: 01-266)

26-56-39
Council Area 15
Comm. Dist. 8

APPLICANT: IGLESIA CASA DE ADORACION, INC.

- (1) MODIFICATION of Condition #2 of Resolution 5-ZAB-135-94, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Iglesia Casa de Adoracion; La Casa del Joven,' as prepared by Julio J. Baladron, Architect, dated last revised 1-5-93 and consisting of 2 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Youth in Action Outreach Program, Iglesia Casa de Adoracion; 13580 S.W. 252 St, Miami-Dade County,' as prepared by Julio J. Baladron, Architect, consisting of 1 sheet, dated revised 9-25-02 and one page dated and floor plans dated 4-10-00."

The purpose of the request is to permit the applicant to expand the use of the property by including a day care center on the site.

- (2) UNUSUAL USE to permit a day care center.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS FOR BUILDINGS OF PUBLIC ASSEMBLAGE to permit the existing structure to setback 24.12' from the interior side (west) property line from a property under different ownership (50' required).
- (4) NON-USE VARIANCE OF PARKING REGULATIONS to permit parking areas within 25' of an official right-of-way (not permitted).
- (5) NON-USE VARIANCE OF LOT AREA REQUIREMENTS as applied to lots in the AU district, to permit a lot area of 4.11 acres (5 required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing) and under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL I: The west 1/3 of the east 3/5 of the north ½ of the NW ¼ of the SW¼ of the NW¼ in Section 26, Township 56 South, Range 39 East. PARCEL II: The north ½ of the west 2/5 of the north ½ of the NW¼ of the SW¼ of the NW ¼ of Section 26, Township 56 South, Range 39 East. PARCEL III: The south ½ of the west 2/5 of the north ½ of the NW¼ of the SW¼ of the NW¼ of Section 26, Township 56 South, Range 39 East and the west ½ of the east 2/5 of the north ½ of the NW¼ of the SW¼ of the NW¼ in Section 26, Township 56 South, Range 39 East.

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HEARING NO. 02-1-CZ15-5 (02-60 F/K/A: 01-266)

26-56-39
Council Area 15
Comm. Dist. 8

APPLICANT: IGLESIA CASA DE ADORACION, INC.

PAGE TWO

LOCATION: 13580 S.W. 252 Street and 25201-45 S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.11 Gross Acres

PRESENT ZONING: AU (Agricultural – Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/9/03 TO THIS DATE:

HEARING NO. 03-1-CZ15-6 (02-305)

17-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

EU-M to RU-3M

SUBJECT PROPERTY: All of the SE ¼ of the SW ¼ and all of the SE ¼ of the SE ¼ and all of the SW ¼ of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and east of theoretical S.W. 107th Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60± Acres

EU-M (Estate Modified 1 Family 15,000 sq. ft. net)

RU-3M (Minimum Apartment House 12.9/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/9/03 TO THIS DATE:

HEARING NO. 03-12-CZ15-1 (03-162)

2-57-39
Council Area 15
Comm. Dist. 9

APPLICANT: F.V. CONSTRUCTION CORP.

AU to RU-1M(a)

SUBJECT PROPERTY: The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ in Section 2, Township 57 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 280 Street & S.W. 132 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/9/03 TO THIS DATE:

HEARING NO. 03-12-CZ15-2 (03-262)

19-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

AU to BU-1

SUBJECT PROPERTY: The south ½ of the SW¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW¼ of the SE¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.336 Acres

AU (Agricultural – Residential)

BU-1 (Business – Neighborhood)

HEARING NO. 04-1-CZ15-1 (00-157)

34-56-39
Council Area 15
Comm. Dist. 9

APPLICANTS: D & G PROPERTIES, INC. & MERLE L. JACKSON

RU-2 & BU-2 to BU-2

SUBJECT PROPERTY: Lots 9 through 16 and that portion of the 10' alley adjacent thereto, Block 10, GEORGE W. MOODY'S SUBDIVISION, Plat book 1, Page 106.

LOCATION: 26755 S. Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.15± Acres

RU-2 (Two Family Residential)

BU-2 (Business – Special)

HEARING NO. 04-1-CZ15-2 (01-408)

3-56-40
Council Area 15
Comm. Dist. 8

APPLICANTS: SUPERIOR DEVELOPERS CORP.

AU to RU-1

SUBJECT PROPERTY: Lots 13 through 25, Block 2, and Lot 6, Block 4, SILVER PINES SUBDIVISION, Plat book 25, Page 45.

LOCATION: Lying west of Old Cutler Road and south of S.W. 198 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1± Acre

AU (Agricultural – Residential)

RU-1 (Single Family Residential)

HEARING NO. 04-1-CZ15-3 (03-245)

9-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: SUPERIOR DEVELOPERS CORP.

GU to RU-1

SUBJECT PROPERTY: Lots 11 & 12, Block 15, TENALLA OCEAN FARMS ADDITION, Plat book 12, Page 40.

LOCATION: Lying SE/ly of Old Cutler Road and NE/ly of theoretical S.W. 85 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.29 Acre

GU (Interim)

RU-1 (Single Family Residential)